

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	05	AVERAGE 100	
Roof Structur	08	IRREGULAR 100	
Roof Cover	14	PREFIN MT 100	
Interior Wall	04	PLYWOOD 100	
Interior Floo	14	CARPET 90	
Interior Floo	08	SHT VINYL 10	
Air Condition	03	CENTRAL 100	
Heating Type	04	AIR DUCTED 100	
Bedrooms		2 100	
Bathrooms		2 100	
Stories	1.	1. 100	
Architectual	01	CONV 100	
Units		0 100	
Condition Adj	03	03 100	
Kitchen Adjus	01	01 100	
Quality	05	05	
DOR CODE	5000 IMPROVED AG		
MAP NUM		MKT AREA	03
NEIGHBORHOOD/LOC	4317.0100 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	960	100	
TOTALS	960		26,934

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1	MOBILE HME	0%	- 2025		Heated Area: 960					HX Base Yr		

24

40

BAS

40

24

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		26,934
TOTAL MARKET OB/XF VALUE		7,600
TOTAL LAND VALUE - MARKET		80,960
TOTAL MARKET VALUE		42,676
SOH/AGL Deduction		0
ASSESSED VALUE		42,676
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		42,676
TOTAL JUST VALUE		115,494
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		115,494

PERMIT NUM	DESCRIPTION	AMT	ISSUED
16970	M H	125	05/16/2000

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1363/2520	7/05/2018	WD	Q	I	01	75,000
GRANTOR: LINDA A CREWS						
GRANTEE: JOEL RONALD YATES T						
1306/1820	12/28/2015	WD	U	I	30	100
GRANTOR: MICHAEL V & LINDA A C						
GRANTEE: CHARLES H CREWS						

EXTRA FEATURES		436 NE MANATEE PL, LAKE CITY														
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0296	SHED METAL	0	0	10	12			5.00	100	2001	2001	3	100	600	
2	9945	Well/Sept	0	0	0				7,000.00	100			3	100	7,000	

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		04/14/2025	MLU

BUILDING NOTES												

BUILDING DIMENSIONS												
BAS= W40 S24 E40 N24\$.												

LAND DESCRIPTION													TOTAL OB/XF 7,600												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV	
1	0200	C	MBL HM	0		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	5,500.00	5,500.00	5,500								
2	6200	A	PASTURE 3	0		A-1	0.00	0.00	8.72	AC		1.00	1.00	1.00	280.00	280.00	2,442								
3	5910	A	SWAMP/CYPRES	0		A-1	0.00	0.00	5.00	AC		1.00	1.00	1.00	40.00	40.00	200								
4	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	13.72	AC		1.00	1.00	1.00	5,500.00	5,500.00	75,460								